

# Notice of Application and Public Hearing

 **CITY OF  
ISSAQUAH**  
WASHINGTON  
Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

**Project Name:****High Street Collection at Issaquah Highlands****Time: Wednesday Sept. 26, 2018, 7:00 pm****Place: Pickering Room, City Hall Northwest,  
1775 12<sup>th</sup> Ave NW****By: Development Commission (DC)****PROJECT INFORMATION****File Number(s):** SDP18-00001

**Project Description:** Development of a one-story retail development in 11 buildings containing entertainment, retail, daily goods and services, and restaurants. The buildings total 111,000 sf on 10.3 acres with 485 surface parking stalls. An additional 7,900 sq.ft. of second story retail, restaurant, or deck space is possible. (See attached site plan)

**Project Location:** Block A, Block B, northern portion of Block C Issaquah Highlands; 9<sup>th</sup> Ave NE between High St and Discovery Dr. (See attached Vicinity Map)

**Size of Subject Area in Acres:** 10.3 Sq. Ft.: 448,267

**Applicant:** Scott Hougham/MG2, 1102 2<sup>nd</sup> Ave, Ste 100, Seattle WA 98101, 206-962-6502, [scott.hougham@MG2.com](mailto:scott.hougham@MG2.com)

**Decision Maker:** DC - Level 3 process**Required City Permits:** SDP, SEPA

**Required City Permits, Not Part of this Application:** such as: Building Permit, Site Work Permit

**Required Studies:** such as: to be determined

**Existing Environmental Documents Relevant to this Application:** such as: Traffic Study

**PUBLIC HEARING INFORMATION**

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12<sup>th</sup> Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Comments will be accepted up to and during the Public Hearing. Written comments should be directed to:

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

**REGULATORY INFORMATION****Zoning:** UV-COM/RET – Urban Village Commercial/Retail**Comprehensive Plan Designation:** Urban Village**Consistent With Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** such as: Issaquah Highlands Replacement Regulations, **Central Issaquah Development and Design Standards** (Online at: [issaquahwa.gov/codes\\_and\\_plans](http://issaquahwa.gov/codes_and_plans))

**PUBLIC HEARING NOTES:**

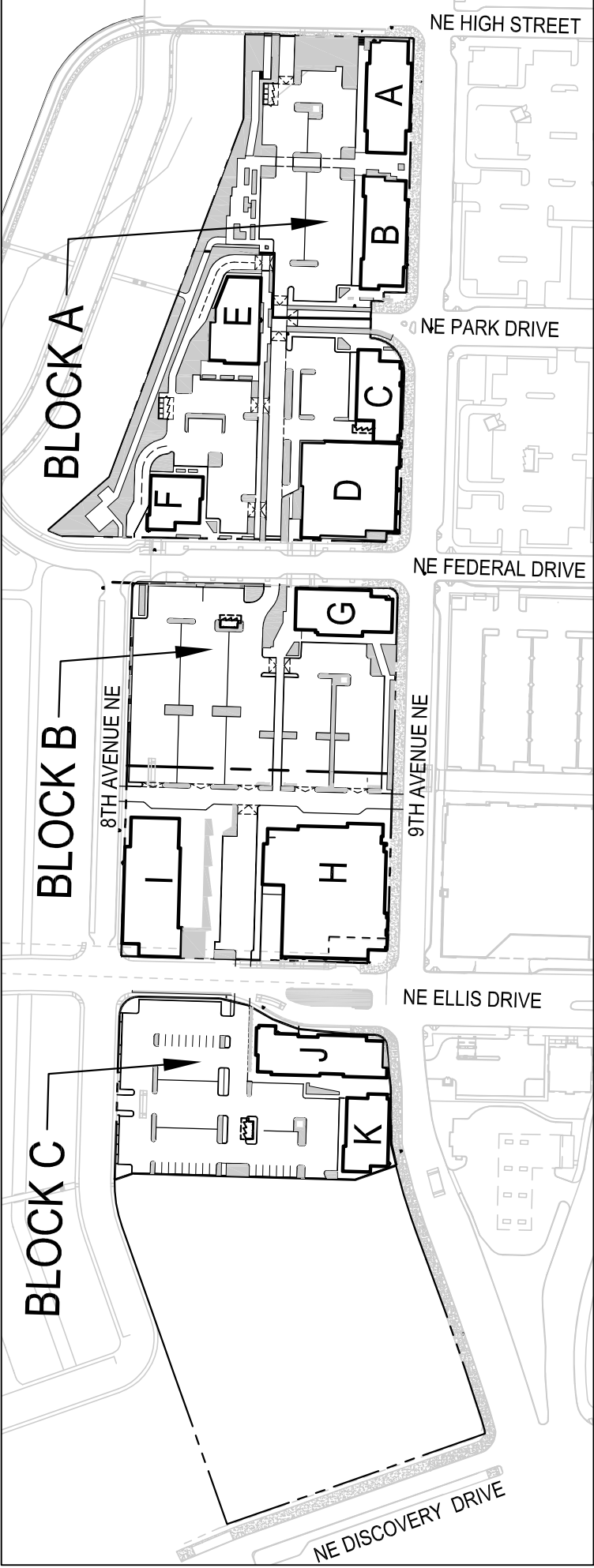
- The proposal may change as a result of the public review process.
- Input from the public will be documented in the permit file and forwarded to the Development Commission for their consideration.
- The decision, once rendered, is appealable.

**CITY CONTACT INFORMATION**

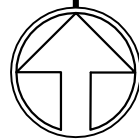
**Project Planner:** Lucy Sloman, Land Development Mgr  
**Phone Number:** 425-837-3433  
**E-Mail:** [lucys@issaquahwa.gov](mailto:lucys@issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

# HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS



## Site Plan



SCALE: 1" = 200'-0"

The IHIF Commercial LLC High Street Collection is a proposal to build 111,100 - 119,000 SF of entertainment, retail, daily goods and services and restaurants. The proposal consists of 11 buildings, on 5 lots, with off-street surface parking for 485 stalls. The buildings will primarily be single-story retail with opportunities for an additional 7,900 SF of second story retail, restaurants or deck space to take advantage of views from the site. This second story option would increase the total building area to 119,000 SF.

